
Spencers Wood Primary School

Drainage Overview Note – November 2024

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The primary school sub-phase is a small element of the wider masterplan; for which the primary drainage infrastructure has already been designed, approved and constructed all cognisant of the primary school sub phase to follow. The drainage strategy for the primary school sub phase of the development has therefore been designed to link into the site wide infrastructure.

This note sets out that wider context and should be read in conjunction with the technical details presented within the updated Drainage and Suds Strategy (Jomas: v3 dated 12/11/2024).

The Outline Planning Permission – O/2013/0346

Pursuant to planning application O/2013/0346, the Local Planning Authority approved planning permission “part in outline in respect of up to 900 dwellings, up to a three form entry primary school, public open space, access and landscape (means of access into the site to be considered) and part in full in respect to Suitable Alternative Natural Greenspace (SANG), following demolition of existing dwelling and ancillary buildings including greenhouses, sheds, stables and garage (214a Hyde End Road)”.

The decision notice was issued on 22/07/2014 and, with respect to the outline element, set the parameters within which the masterplan development would be brought forward under the subsequent Reserved Matters applications. In acknowledgement of the phased nature of the development, various conditions were imposed to ensure the comprehensive planning of the site and infrastructure delivery. The primary school subphase has been designed to link into the site wide infrastructure that has already been designed, approved and constructed.

In terms of the site specific drainage for the primary school sub-phase of the development, outline conditions 2 and 57, 59 and 61 are relevant; as is set out in the following pages of this note.

In summary:

- In accordance with details already approved under the outline planning permission and associated conditions:
 - No wetland features (e.g. ponds, swales and balancing features) are intended / required within the primary school sub-phase of the development;
 - Surface and foul water will be discharged into the sewers on Fullbrook Avenue; and
 - The primary school sub-phase drainage scheme on has been designed to ensure there is no flow off site in all storms up to the 100 year +40% storm event.

- As per the requirements of condition 61 of the outline planning permission, technical designs and a program of works, together with confirmation of formal agreement with the utility undertaker, will be submitted for the LPA's approval prior to works commencing on site.

Outline Condition 2 - Reserved matters and timescale for implementation

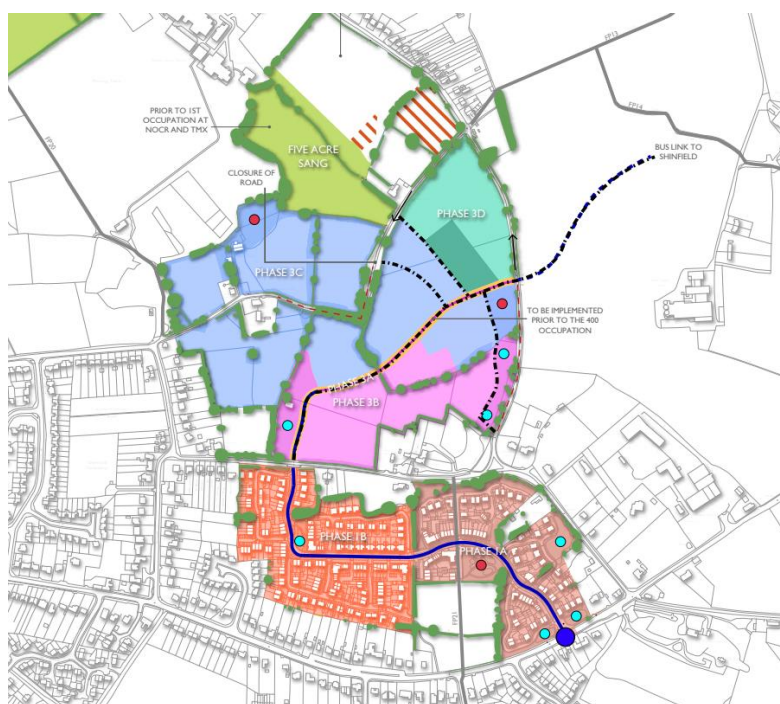
2. Prior to the submission of **any** reserved matters... a strategy for the sub-phasing of the development (hereinafter referred to as the **Phasing Strategy**) shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy will be implemented as approved in writing by the Local Planning Authority, The Phasing Strategy will define:

- a. the development to be delivered within each sub-phase of the development;
- b. timescales;
- c. details of the coordination of housing and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;
- d. **whether any part of the sub-phase contains wetland features (e.g. ponds, swales and balancing features);**
- e. whether any part of the sub-phase contains the provision of physical and social infrastructure including open space and strategic landscaping, school, allotments etc;

The condition was imposed “to ensure comprehensive planning of the site within the wider South of the M4 Strategic Development Location”.

Phasing and Implementation Plan (Drawing CB_81_035_302 rev E) was approved under condition discharge application 153268. The approved drawing (figure 1 below) shows locations for strategic sustainable drainage features (light blue circles). No wetland features (e.g. ponds, swales and balancing features) are identified for the Primary School sub phase. **Under the approved planning permission / conditions therefore there is no requirement or expectation that the primary school sub-phase will contain such.**

Figure 1 - Approved Phasing and Implementation Plan (Drawing CB_81_035_302 rev E)



Outline Condition 56 - Flooding and drainage

56. The development shall be carried out **in accordance with the submitted Flood Risk Assessments (FRA)** for land at Spencers Wood and Three Mile Cross Ref: RCEB20840 compiled by RPS dated 03 August 2012 and the following mitigation measures detailed within the FRA:

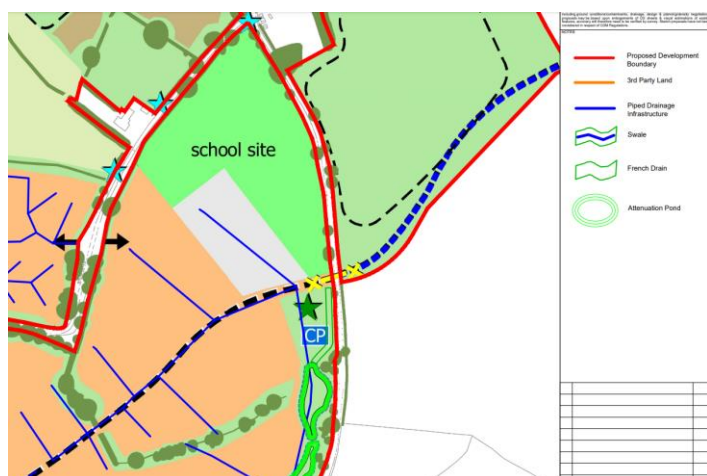
- a. SUDS features (permeable paving, swales, attenuation basins)

The condition was imposed “to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site”.

This is a prescriptive condition that requires compliance but does not require further submission and/or approval from the Local Planning Authority.

Para 9.10 of the referenced FRA identified that the masterplan (site wide) layout demonstrated a commitment to reducing floor risk using SUDS techniques. Within this context, the Surface Water Layout Plan (Appendix G of the FRA - see figure 2) showed piped drainage from the primary school sub-phase of the development. No swales, ponds etc are shown for inclusion within the primary school sub phase. This layout / arrangement is endorsed by the Implementation and Phasing Plan subsequently approved under condition 2 of the planning permission.

Figure 2 - Appendix G of the FRA – Surface Water Layout Plan - Ref: RCEB20840 compiled by RPS dated 03 August 2012



The technical details presented within the Jomas **Drainage and Suds Strategy (v3 Nov 2024)** demonstrate that: 1) the surface water will discharge to the TW sewer in the street; and 2) the drainage scheme has been designed to ensure there is no flow off site in all storms up to the 100 year +40% storm event. In both of these respects **the proposed drainage strategy is entirely consistent with the approved FRA drainage strategy for the site.**

Outline Condition 57 – Flooding and Drainage

57. No development shall take place ... until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 plus an allowance for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.

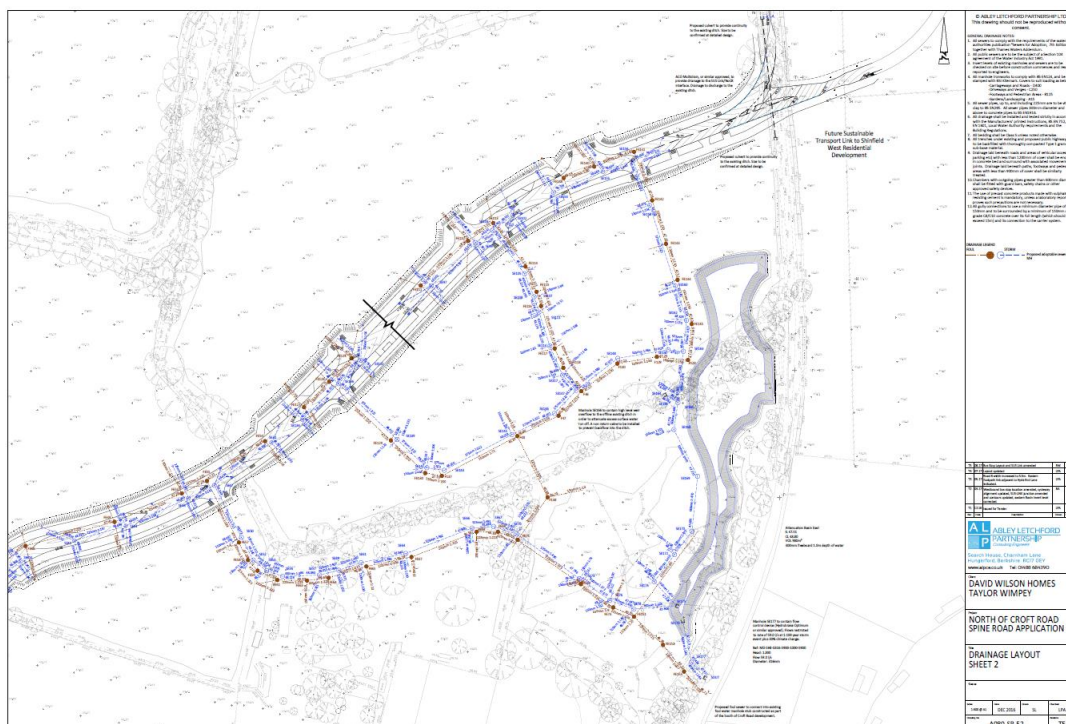
The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- a. SUDS features (permeable paving, swales, attenuation basins) as outlined in the FRA
- b. Details of how the scheme shall be maintained and managed after completion

The surface water drainage scheme for the site was approved by the LPA under application 172229. Figure 3 shows the approved drainage layout, inclusive of the SUDS features outlined in the FRA (outside of the primary school sub-phase) which have now been constructed. The approved layout also identifies that the surface water from the primary school sub-phase is to link into adopted sewer constructed within the Highway. The technical details presented within the Jomas Drainage and Suds Strategy (v3 Nov 2024) connect the site to the highway sewer as per the approved surface water drainage scheme.

Figure 3 – Approved Drainage Layout Sheet 2



Condition 61 – Drainage Strategy and Programme

Condition 61 reads as follows:

61. Development of each **sub-phase shall not commence** until a drainage strategy and programme detailing any on and/or off site drainage works (including field ditches and culverts) has been submitted to an approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from a sub-phase shall be accepted into the public system until such drainage works have been carried out as identified in the strategy and programme.

Reason: To ensure that sufficient capacity is made available to cope with the new development, and in order to avoid adverse environmental impact on the community in accordance with Wokingham Borough Core Strategy Policies CP1 and CP4.

Discharge of this condition is required prior to the commencement of development on the primary school sub-phase; not prior to or as part of the determination of the Reserved Matters application.

As set out in the Jomas report, discharge will be to the existing sewers in the street. The drainage scheme has been designed to ensure there is no flow off site in all storms up to the 100 year +40% storm event. This is in complete accordance with the approved sustainable drainage strategy.

It is the case that the site wide drainage infrastructure was designed and constructed to accommodate the masterplan development - inclusive of the primary school sub-phase. Thames Water will have been consulted at the time of the original outline application and when the LPA were approving the site infrastructure under the planning conditions. The principle of connecting into the sewers is already accepted.

The site specific drainage provisions will be worked up further during the detailed design phase of the development and submitted pursuant to this condition. Formal agreement with the relevant utility undertaker to connect the primary school sub phase into the existing sewers will be confirmed in writing in advance of the works and can be shared as part of the submission pursuant to the condition. Such agreement is not required at this stage.

Other Drainage Conditions

Outline Condition 58 – Wetland Features

Condition 58 required that where the approved Sub-Phasing Strategy (approved under condition 2) identifies a sub-phase as containing wetland features (e.g. ponds, swales and balancing features) no development within that sub-phase shall have been commenced until detailed designs for the wetland features had been approved in writing by the Local Planning Authority.

As set out above, no wetland features are intended for the Primary School sub-phase.

Outline Condition 59 – Implementation, maintenance and management of the sustainable drainage scheme

Condition 59 required the submission of details of the implementation, maintenance and management of the sustainable drainage scheme.

The sustainable drainage scheme was submitted and approved under condition 57. Details of the implementation, maintenance and management of that scheme were submitted pursuant to condition 59 and approved by the Local Planning Authority under application 153268.

No further submission under this condition is required with respect to the Primary School sub-phase.

Condition 60 - Soakaways

Condition 60 required that no soakaways shall be constructed more than 2 metres below existing ground level and shall not penetrate the water table or be constructed through contaminated material unless otherwise agreed in writing by the Local Planning Authority in consultation with the Environment Agency.

This is a compliance condition. No such soakaways are proposed at this time, but requirement to obtain written consent should that change is noted.